039.0	0002	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	870,100	/	870,100
USE VALUE:	870,100	/	870,100
ASSESSED:	870,100	/	870,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULTAN FAREENA
Owner 2:	
Owner 3:	
Street 1:	7 SOUTH RINDGE AVENUE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1969, having primarily Clapboard Exterior and 2083 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7512.000	457,100		413,000	870,100
Total Card	0.172	457,100		413,000	870,100
Total Parcel	0.172	457,100		413,000	870,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.82 | /Parcel: 417.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25724
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!3193!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0002-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	457,100	0	7,512.	413,000	870,100		Year end	12/23/2021
2021	104	FV	436,400	0	7,512.	413,000	849,400		Year End Roll	12/10/2020
2020	104	FV	436,400	0	7,512.	413,000	849,400	849,400	Year End Roll	12/18/2019
2019	104	FV	386,200	0	7,512.	374,300	760,500	760,500	Year End Roll	1/3/2019
2018	104	FV	386,200	0	7,512.	354,900	741,100	741,100	Year End Roll	12/20/2017
2017	104	FV	361,300	0	7,512.	309,800	671,100	671,100	Year End Roll	1/3/2017
2016	104	FV	361,300	0	7,512.	264,600	625,900	625,900	Year End	1/4/2016
2015	104	FV	325,900	0	7,512.	245,200	571,100	571,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:43:52

LAST REV

Date	Time
05/14/19	14:35:13
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3193

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	908-95		7/1/1978		67,500	No	No		Y

USER DEFINED

Prior Id # 1:	25724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/17/2009	Meas/Inspect	372	PATRIOT
5/13/2000	Missed Appt.	270	PATRIOT
3/1/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7512		Sq. Ft.	Site		0	64.	0.86	3									413,033						413,000	

Total AC/HA:	0.17245	Total SF/SM:	7512	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	413,033	Spl Credit		Total:	413,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.3	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.35000002
Const Adj.:	0.99287075
Adj $ / SQ:	241.268
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559515
Depreciation:	102391
Depreciated Total:	457124

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	1
Totals			
2	10	6	

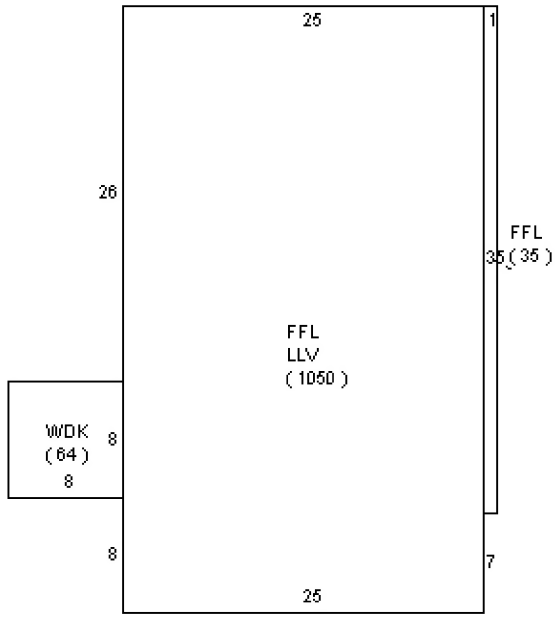
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	241.27
Special Features:	0	Val/Su Net:	207.87
Final Total:	457100	Val/Su SzAd	421.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,085	241.270	261,775
LLV	Lower Level	1,050	185.930	195,223
WDK	Deck	64	15.890	1,017

Net Sketched Area:	2,199	Total:	458,015
Size Ad	1085	Gross Area	2199	FinArea	2083
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0002-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	